

Olowalu Talk Story Final Presentation 11/21/05



Opening

- Pule
- Bill F
- Andres Duany
 - Workshops provided diversity of viewpoints
 - Hopefully representative
 - Mau's 5 year planning process L-O-N-G



Highway

- Existing
 - "Brutal"
 - Left turn stacks 20 cars
 - Ped crossing takes 10 minutes
- New - 4 options considered
 - 1. Eastern end
 - Move makai slightly, make 4 lanes (?)
 - Makes current problems WORSE
 - 2. Two 4 lane options, moved mauka
 - A few widely spaced stoplights would allow left turns
 - You insist "NO stoplights!"
 - Bad for ped crossing
 - 3. "Couplet"
 - 2, 2 lane sections with connector roads spaced 800'
 - OK for left turns, crossing
 - 4. "E-turns" (= "eternity")
 - New concept
 - Extended left/U turn
 - Good for L turns and peds
 - Allows transit station
 - Recommended option



Recreation

- Parks at each end
- Restore eastern makai area
- Preserve shoreline water quality for fishing
- Western beach park connects to town square



Agriculture

- Structuring spine along Olowalu stream
- 24 lots, MUST be FARMED
 - magnets
 - cultural learning
 - ag. learning
- Water flow thru fields
- Ahupua'a wisdom
 - Downhill
 - Preserve water quality
 - "Transect" in western terms
 - shaped by geography
 - microclimates
 - varied habitats



Observations & Suggestions to Maui

- Based on ahupua'a
 - 1. Uka - mountains & uplands
 - 2. Kula - plains & fields
 - 3. Kai - sea & shore
- 3 zones
 - New zoning system
 - Appropriate uses, densities
- Favorable to transit
 - Linear quality of road system
- Start planning NOW
- Provides incentives to developers for affordable housing
- Abnormal 5 year process is an "antibody" to prevent growth
 - Reduce length of permitting process
- A "scab" you've developed to protect yourselves
 - Encourage live/work units
- Create buildings that enhance rather than detract from natural beauty



Town Centers

- 22-27,000 square feet
- Post office
- General store
 - will mold to community
- Cafe, bar
- 4 restaurants
 - "symbiotic" relationship with farmers
- exercise center
- meeting room
- about 25 stores
 - may initially require developer subsidy
 - some "inns" - NOT resorts
- visual interest
- higher density
 - mix of 2 & 3 story units
 - blocking view not an issue
- Must be walkable
 - Lively, vital
- Well-known required characteristics



Transportation

- 2 Transit centers
 - One at each end
- Encourage WALKING
 - to cross highway
 - Need ped/bike tunnel & bridge



Design Considerations

- 600 acres
- 60-70% flat, no view
- Pre-sold parcels will be incorporated into community
- Cultural site setbacks respected
- Western side denser (less interesting view)
- Eastern side mauka views more interesting than makai
- True in all civilizations
- Will walk instead of drive
- 1. A reason
 - 5 minute walk
- 2. It's safe
- 3. It's interesting
 - 10 minute walk
- To public transit
- Alleys make great social spaces
 - Lowest up high
- "Mews" in England
 - Higher near town centers
- Allow ohana units
- Associated buildings
 - May have some "compounds"
- Share one driveway
- Vary density appropriately